

## \$499,999 - 11907 164 Avenue, Edmonton

MLS® #E4461287

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Beautifully Maintained 4-Bedroom Home in Dunluce! Welcome to this gem of a home close to schools, parks, shopping, and major roadways for easy access anywhere in the city. This unique and well kept home offers 4 spacious bedrooms and 3 full bathrooms, perfect for families of all sizes. Youâ€™ll love the bright and open layout with high ceilings and a cozy wood-burning fireplace creating a warm and inviting atmosphere. The kitchen and living areas flow nicely, ideal for everyday living and entertaining. The partially finished basement includes a bedroom, bathroom, and large living area, already drywalled and mostly painted, just waiting for your finishing touches! Updates include shingles (2020), furnace (2020), hot water tank (2022), skylights (2020), and fence (2020). Enjoy A/C, central vac, and a heated attached double garage with 220V. Large fenced yard on a generous lot. Unique design and excellent condition throughout!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461287  |
| Price      | \$499,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,773                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11907 164 Avenue |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5C1          |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, No Smoking Home, Skylight, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                    |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Fireplace    | Yes                                                                                                               |
| Fireplaces   | Brick Facing, Glass Door                                                                                          |
| Stories      | 3                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Partially Finished                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, See Remarks                                |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Brick, See Remarks                                |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

Date Listed            October 8th, 2025

Days on Market      8

Zoning                Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 7:02am MDT